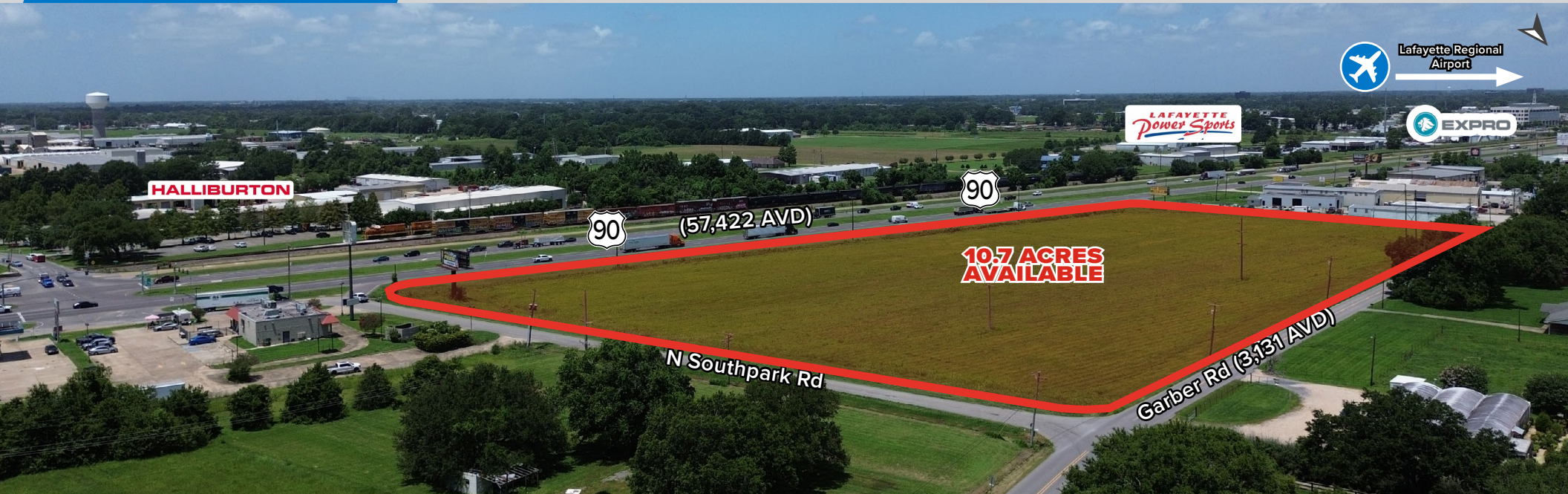


SUMMARY

AREA OVERVIEW

LOCATION AERIAL

ECONOMIC HIGHLIGHTS



FOR SALE

PROPERTY OVERVIEW

10.7 Acre site featuring over 1,000 feet of Frontage along Highway 90 in Broussard, just south of the Lafayette Regional Airport. Located just off the signalized Hwy 90 and Southpark intersection, the property has exceptional visibility, boasts strong traffic counts, and easy access across the full length of the site.

The property is situated within an established industrial corridor along highway 90. A variety of industrial, distribution, logistics, manufacturing and service-oriented operations would be a good fit as they are commonly found along the corridor.

SALES PRICE

- \$2,330,000 (\$5/SF)

AVAILABILITY

- 10.7 Acres
- Approx. 1,000 ft. of frontage off of US-90

ZONING

- Light Industrial

2026 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
Population	99,127	258,020	347,938
Avg. HH Income	\$121,387	\$104,963	\$100,898
Households	42,567	108,010	142,511

TRAFFIC COUNT (ADT 2025)

- US-90 East: 57,422



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HWY 90 VISIBILITY NEAR SIGNALIZED INTERSECTION

3000 US Hwy 90 East, Broussard, LA 70518

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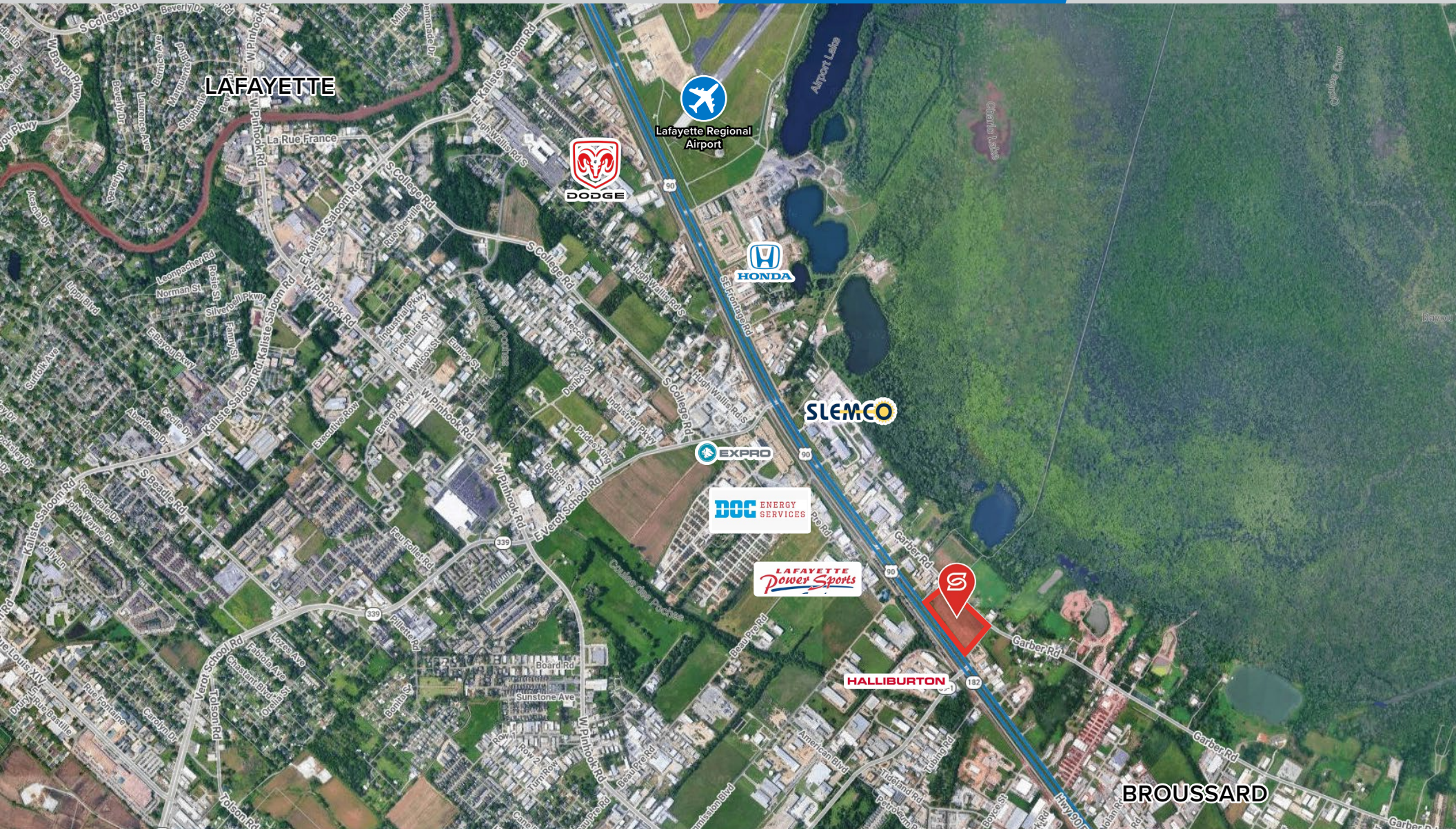
3000 US Hwy 90 East, Broussard, LA 70518

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LAFAYETTE, LA

ECONOMIC HIGHLIGHTS

Lafayette is the economic center of Louisiana's Acadiana region, supported by a diverse industrial base, a highly skilled workforce, and a strategic location along the I-10 corridor with future connectivity to I-49. While the region has long been recognized as a hub for the oil and gas industry and offshore energy services, its economy has expanded to include advanced manufacturing, healthcare, technology, logistics, and higher education. Major healthcare systems, a growing technology sector, and the University of Louisiana at Lafayette provide strong employment, innovation, and workforce development, while the area's transportation network—including interstate access, rail service, regional air transportation, and proximity to the Port of Iberia—supports efficient distribution and industrial operations. Continued public and private investment, business-friendly policies, and a resilient economic landscape have strengthened Lafayette's position as a leading commercial and industrial market in South Louisiana, driving sustained business growth, attracting new employers, and supporting long-term demand for industrial, office, and commercial real estate.



DOWNTOWN LAFAYETTE



ST. JOHNS CATHEDRAL



UNIVERSITY OF LOUISIANA AT LAFAYETTE